



## 70 BIRCHES LANE

KENILWORTH, CV8 2AG

- SPACIOUS DETACHED BUNGALOW
- PRIME KENILWORTH LOCATION
- CHAIN FREE SALE
- 3 EXCELLENT BEDROOMS
- HUGE 23 FOOT LIVING ROOM
- SOUTH FACING GARDEN
- LARGE DRIVEWAY & GARAGE
- CONSERVATORY
- EPC RATING E
- COUNCIL TAX BAND E





**E** ELIZABETH  
DAVENPORT

# THE PROPERTY

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We are delighted to market this spacious detached bungalow with three good sized bedrooms in a prime location on Birches Lane, offered with no onward chain. The property has both double glazing and gas central heating and has a south facing private rear garden and a large driveway with parking for several vehicles and a garage. The property is in good decorative order and would suit someone looking to downsize but be close to all local amenities as well as being able to add more value to the property if needed.

In brief the accommodation comprises, entrance hall, 23 foot living room with feature fireplace and log burner, fully fitted kitchen with plenty of wall and base units leading into a good sized conservatory which overlooks your private rear garden. You have three good sized bedrooms and a modern shower room. To the rear of the property you have a garage and outside cloakroom. The garden is south facing and gives you a private space to enjoy the sun or a good entertaining space, with further space on the side of the property with a greenhouse and raised beds. To the front of the bungalow you have a good sized driveway with parking for several vehicles.

An early viewing of this lovely home is recommended to appreciate the accommodation on offer, along with the ability to have no onward chain. To book a viewing please call our friendly team in Kenilworth on 01926 298 298.

## THE LOCATION

Birches Lane is situated on the East side of the town with superb local schools including Thorns & Park Hill Junior schools as well as Kenilworth Secondary and all are within walking distance, walking into town is only a 15 minute gentle stroll. Kenilworth Rugby Club is located nearby as well as Kenilworth Wardens Football, Cricket and Running Club.

The A46 is easily accessible and provides fast access towards either Coventry, Warwick, Stratford or the M40 motorway as well as neighbouring Leamington Spa, this location is superb for anyone commuting for either business or pleasure.

The University of Warwick, Birmingham Airport and Jaguar Landrover at Whitley are all accessible within a short drive making this quiet and well regarded residential address convenient, as well as being particularly sought after.

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MARKETED BY ELIZABETH DAVENPORT Sales, Lettings & Property Management



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## THE LOCATION

MULTI-AWARD WINNING ESTATE & LETTING AGENTS - BEST ESTATE AGENT GUIDE WINNERS - GOOGLE 5 STAR RATING

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# THE FLOORPLAN



Total area: approx. 133.5 sq. metres (1437.1 sq. feet)



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